

ROSS-ON-WYE TOWN CENTRE CHARACTER ASSESSMENT SURVEY FORM

These are the stages to this survey:

1. Print off the overall guidance note, the form and map.
2. To complete a survey you will need to be ready with the form, a map, a camera and a pen/pencil. Some sort of clipboard is also useful.
3. Once you know which street you will be surveying, we recommend walking up and down with form in hand to familiarise yourself with both street and form.
4. Complete the survey on site, filling in the form and noting/numbering photo locations and directions on the map with a small dot and arrow. Add any other notes on the map if relevant.
5. If at all possible, please type-up your form notes in the original digital version and check that photos are numbered as per the map notations.
6. Send the digital form and photos to jeff@placestudio.com. Please pass the map (and any handwritten/non-digital form) to Melvin Reynolds.

There are three parts to the survey form:

- Part 1 is mainly **Description and Analysis**.
- Part 2 asks you to produce an overall **Summary**.
- Part 3 asks you to highlight key **Design Guidance**.

There is no right answer to any questions; please use your own judgement and do not get stuck just with our terms and prompts. Try to use ours as much as possible because they are based on nationally proven methods, but feel free to add your own. Do not feel you have to add notes to fill every box; keep it short and sharp.

We generally ask people to stick to around 10 photos.

THE FORM STARTS OVERLEAF

TOWN CENTRE CHARACTER ASSESSMENT

Street surveyed: Gloucester Road

Surveyor(s): JB

Date: 02/03/17

(Please be sure to add the above information to your map!)

PART ONE: DESCRIPTION AND ANALYSIS

There might look to be a lot here, but much of it only needs a very quick response. On each aspect below, ring, underline, or highlight (eg. in bold) any term or terms that apply (it can be more than one term, eg. if building heights vary), add any others in the box and any other notes as suggested or as you think are needed.

<p>1. Type of Street main traffic route traffic cut-through local route cul-de-sac two-way one-way</p> <p>Frequent congestion because of delays at west end of street</p>
<p>2. Pavements over-narrow over-wide decent width varying width dropped kerbs</p> <p><i>Note surface material(s):</i></p> <p>Concrete slabs and tarmac <i>Note condition:</i> Good throughout</p>
<p>3. Lighting street lamps wall lamps</p> <p><i>Note quality/effectiveness:</i></p> <p>Decent modern standards, well-spaced</p>
<p>4. Signs <i>Note public signs (eg. traffic or pedestrians):</i></p> <p>One low-key direction sign <i>Note shopfront signs/hanging signs (if relevant):</i></p> <p>Several hanging signs</p> <p><i>Note visual impact (eg. intrusive, low key, out of context):</i></p> <p>Low-key signs</p>

5. Street Furniture

seat planter noticeboards bollards bins other (note)

Direction sign

Note condition/value:

All good

6. Safety

safe to cross **safe to walk along** **safe in daytime** **safe at night**

Visibility not great given cars come over hill quite fast

7. Parking

on-street throughout **on street in parts only** none on-street

off-street for residents, businesses etc. car park

Few spaces towards centre, stretch on one side beyond Chase entrance

8. Proportion: *(This is about, in general, how wide the street is compared to its height, ie. the height of buildings along it. If very varied, add notes.)*

lot wider than high nearer centre **wider than high nearer Chase**

9. Views

Take photos and annotate on the map for any interesting/significant views (a) out of the street at either end and (b) from anywhere along the street. Add any notes.

Good view to church from top of hill coming down to centre

10. Building Heights

shops two storey **most houses 2 storey, some with roof rooms**

One two storey house appears lot higher as built at higher level from road

11: Building Frontages

shops flat/parapet front **houses very mixed, many with good sized front gardens**

12. Building Line *(This is about whether the buildings are right on pavement edge, set back, with front gardens etc.)*

shops on back of pavement

houses set back from pavement with enclosed front garden/space

flats block set back from pavement with parking space in front

13. Variety	a few variations in style/character of shops varied style/character of houses (flats, houses, Chase)
14. Uses	residential shop office hotel
15: Buildings	<i>Note range of wall, roof and window/door materials used:</i>
	Shops extremely varied materials – bit of everything Houses mainly brick (some multi-coloured), render, timber
	<i>Note condition, quality, how well kept etc.:</i>
	Houses good, some shops in poor condition
16. Other spaces/features <i>(This is about any other features that do not fit above, eg. street trees, plaques, oddities over to you.)</i>	
	Private parking area on north side Chase hotel wall and gateway
17: Ages <i>(It is difficult to be precise on this – not least because many current facades hide older main buildings. Do your best with the terms below, add if necessary. For shops, this is about the main building, not the shop or shopfront.)</i>	
	Houses mainly Victorian, some flats 1970s-1990s Shops varied – some old, some very new (but maybe on old structures)
18: Distinctive Features Positive	
	<i>Note any distinctive features that help to give a positive character to the street. These can be large (a major building) or tiny (a sculpted feature on a wall).</i>
	Clear divide between last town centre shops and residential are (and the Chase)
19. Distinctive Features Negative:	
	<i>Note any features that deduct from the character to the street. These can be large (a poorly designed building) or small (a poor shop sign).</i>
	Poor condition (and probably use) of some shops Messy private parking area
20. And? <i>Over to you – what else would you wish to comment on</i>	

PART TWO: SUMMARY

Try to write 3 or 4 sentences that sum up the key qualities and character of the street, both positive and negative. Although you have been asked in earlier sections to give your opinion on things, this is where we really need to know what the street 'feels' like and what you think about its overall character.

There is a very clear break between the end of the shops and the start of the residential area, made stronger by the flats to the south, parking area and Chase to north

PART THREE: DESIGN GUIDANCE

Make some brief notes here about what you believe to be the key things that any future designer should be aware of and respond to in order to ensure that their design respects and enhances the street's character. (NB. Avoid saying 'make it look just like the others'!)

**Care need with any new/replaced shops because no clear, consistent style to relate to.
Possibility of change to private parking area; key would be choice of materials.**

Ross-on-Wye NDP
Town Centre Appraisals - Gloucester Road
Photos



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